

September 12, 2019

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes, at the direction of the Rancho Palos Verdes City Council, has issued an interpretation of Section 17.20.020(M) of the Rancho Palos Verdes Municipal Code, finding that employee housing accommodating 6 or fewer employees is a permitted use by-right in single-family residential zoning districts (Case No. PLLP2019-0004).

Location: Citywide

Requestor: Rancho Palos Verdes City Council

The justification for the Director's decision is described in the attached Interpretation Procedure Memorandum.

Any interested person, the Planning Commission, and/or the City Council may make a written request to the Director for a hearing in this matter within 15 calendar days of the date of this notice, or by 4:30 PM on Friday, September 27, 2019. If no such request is received timely, the Director's interpretation shall become effective and final.

If you have any questions regarding this matter, please contact Kit Fox, Interim Deputy Director of Community Development, at (310) 544-5222 or kfox@rpvca.gov.



Ara Michael Mihranian, AICP
Director of Community Development

Attachment

Interpretation Procedure Memorandum (Case No. PLLP2019-0004)

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this determination in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public notification period described in this notice, or in oral testimony or written correspondence presented or delivered to the City of Rancho Palos Verdes at, or prior to, any public hearing before the City Council regarding this matter.

Please publish in the Palos Verdes Peninsula News on Thursday, September 12, 2019.



MEMORANDUM

TO: CITY COUNCIL AND PLANNING COMMISSION
FROM: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: SEPTEMBER 12, 2019
SUBJECT: INTERPRETATION PROCEDURE (CASE NO. PLLP2019-0004)
REGARDING EMPLOYEE HOUSING

On August 6, 2019, in accordance with §17.90.010(A) of the Rancho Palos Verdes Municipal Code (RPVMC), the City Council initiated interpretation proceedings to allow employee housing accommodating 6 or fewer employees as a permitted use in the City's single-family residential (SFR) zoning districts.

Pursuant to California Health and Safety Code §17021.5 (Employee Housing Act), cities must permit employee housing accommodating 6 or fewer employees in the SFR zoning districts. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. The City cannot impose a conditional use permit, zoning variance, or other zoning clearance upon employee housing that would not be required of a single-family dwelling of the same type in the same SFR zoning district.

RPVMC §17.02.020 – Uses and Development Permitted allows certain uses by-right ("permitted") within the SFR zoning district, including:

§17.02.020.M. Any use which is specifically required to be permitted in a SFR district by state or federal law.

Since State law requires employee housing accommodating 6 or fewer employees to be permitted in the SFR districts by-right, subsection M is hereby interpreted to include employee housing.

For interpretations of uses, the Director shall prepare a written interpretation and transmit it to the Planning Commission and the City Council, and shall give public notice that such interpretation has been prepared. Such public notice shall be published and given to the property owner, any interested parties, and any affected homeowner associations, as required for a code amendment, pursuant to RPVMC Chapter 17.68. If no written request for a hearing is made to the Director within the 15 days of the date of the public notice, the Director's interpretation shall become effective and final.



Ara Mihranian, AICP
Director of Community Development

9.12.19

Date